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JOINT UN/UNESCO SEMINAR ON URBANIZATION IN THE ECAFE REGION

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STATEMENT BY THE CHIEF DELEGATE OF INDONESIA

Agenda Item 4(3)

Mr. Chairman,

First of all I would like to announce my great esteem for all working papers in connection with this item. The working paper of Catherine Bauer, who I had the honour to make acquaintance with when I visited the United States last year, is a masterpiece which is worthwhile studying.

I am also very much impressed by the introduction given by Dr Weissmann.

/Mr. Chairman,

Mr. Chairman,

I am pleased to find an opportunity to address you on the topic of townplanning we have to carry out in our country. I sincerely hope that what I want to say may be useful to you to get an idea about our activities and the problems we have to encounter.

As I said at the first session of this seminar we have learned by experience that most of the difficulties we have to surmount are rather of economical and not so much of technical nature. There are still unfavourable social and economical circumstances causing a drag on the realization of urban extension, town-improvement and housing schemes. Therefore we firstly should have to overcome these economical difficulties before we may expect fair results of our exertion spent on townplanning activities.

There is still much area we have to overtake. This is concerned with slum rehabilitation, road improvement, and in general way the housing for the lower and middle class. The state of things was during the pre-war period, as far as concerned with the housing of the lower class, already crying to Heaven. One could not easily build his dwelling because of lack of funds and because of the fact that there was regularly shortage of land within the town boundaries.

As luck would have it, initiative has been taken to consider housing and townplanning as connected problems. These allied problems were discussed during the first housing congress in 1921. From that moment onwards a few municipalities were by degrees gaining an insight into these matters and started carrying out town-planning activities.

/There are

There are basic principles which we have to follow when planning Indonesian towns. Indonesian towns have to maintain an own character which is not comparable with European patterns. Imitation will be useless and will not suit the real wants of the Indonesian people.

I think it is not an error of judgement to embrace the opinion that townplanning may be useful and even urgent when firstly aiming at improvement of the social condition and not so much aiming at purely and simply civic design

As a matter of fact, we firstly need accommodation. Lack of space will be undoubtedly a handicap for building whatever the sort of building may be.

Especially in countries where there is overspill of population this handicap will be badly felt. Therefore we have considered the use-zoning as main principle upon which townplanning should be based. The second main principle we are inclined to carry through is the adaption of townplanning standards and building by-law to the social condition and the economical capabilities of the po;ulation groups.

For that purpose we have to set up differentiation not only as regards the destination and the kind of building as well as the social and economical character of building. Use-zones are drawn up as accommodation on behalf of housing, industrial settlement, trading settlement and the settlement of public buildings. Further, differentiation is carried through concerning the housing-patterns in connection with the aforesaid social and economical character; then we differentiate housing of the low class and the middle class. This differentiation applies to the architectural character as well as to the volume of building and the dimension of building-plots. In this connection also standards of floor-space and open space need to be differentiated.

It is self-evident that further regulations too, for instance the building by-law, need to be co-ordimted in accordance with above-mentioned differentiation.

/In this way

In this way we may expect that realizing of the plans will be practicable and fit in with the social and economical condition of each social group. Moreover we have to adapt to the tradition of existing social groups as the Indonesian people consist of so many kinds of social groups, while each group prefers maintaining its own customs.

Beside the above-mentioned factors we have also to take into account existing kinds of land tenure. Because of the large variety of the sort of land tenure so proceedings of conveyance of land-ownership cannot often be smoothly performed. Consequently building up by use-zoning regulated sites will be slackened. In our country there is still a large variety of land tenure which is based on existing regional customary laws and there are also several kinds of landownership according to laws of the past pre-war rule which up to now have not yet been withdrawn. This sort of land tenure also forms an obstacle.

The Indonesian government is now hard at work at making new laws concerning land tenure but as long as this legislation has not yet been finished there will still be much stagnation of realizing the planned improvements.

At any rate, we have to foresee difficulties of that kind and have to overtake them too. For that purpose several municipalities have established authorities which are charged with the preparation to the provision of arable land to meet to needs of building-sites. That sort of publicly conducted undertaking must be based on fair social principle and not so much on gaining profits. It may be self-supporting. Such an authority may obtain the needed stock of lands by agreement or if it is not possible then by compulsory purchase. It is obvious that the lands to be purchased for that purpose must be collected just in the agricultural area quite near the town bounderies in order to gain low-priced lands.

/The local

The local authority for land supply will also have the opportunity to realize development roads and other sorts of site amenities, as then the expenses can partly be transfered to the account of the selling-price of the ratable value of the land. This is meant to be an indirect local assessment. Such an undertaking may also counteract speculation activities of estate agents.

It is evident, that this land supply is needing co-ordination with the townplanning, particularly with regard to the adaption to economical capabilities. There will be also needed differentiation of the sell-prices of the lands, so that each group can obtain building-site within its economical limits..

The area which is administered by this local authority for land supply must be available to the purpose of planned town-extension. Therefore that area is to be fit to the general use-zoning plan.

I have briefly mentioned the principles upon which townplanning in our country is based.

In the following I would like to inform you the ways of implementing our townplanning.

1. SURVEY

Because of lack of the needed survey-organization and the needed experts, such as sociologists and other experts who are specialized on this sort of work, we are still not capable to manage survey as it used to be carried out.

We can carry out geographical survey and topographical survey far enough, because we have the disposal of the needed organizations. Therefore we are capable to produce suitable maps.

However, land register is not yet complete, for only proprietary rights are registered. Other sorts of ownership are not registered.

Social survey as far as concerned with demography is not possible to be carried out as there has been no census in Indonesia since 1930. Since then, only estimates have been made with regards to post-war figures.

I do hope that the coming census in 1960 will give the townplanner the necessary figures and data.

/Economical data

Economical data are available but need to be compiled on behalf of the townplanning. We need the arrangement of local authorities which can be charged with the compilation of the economical data. By now we have only a central statistic bureau which is managed by several departments.

It is urgent that each municipality has its own fit organization for statistics and survey. As it is up to now still missing we can draw conclusion but roughly from incomplete data.

2. PLANS

The planning is carried out through making plans of successive degrees, namely:

a. Preliminary master plan, indicating provisory road system and provisory use zoning;
Scale 1 : 50.000; 1 : 25.000; 1 : 10.000;

b. Master-plan, indicating the main lines of the design of the use zoning, included the road system. In this plan the building-plotting is not yet fixed:
Scale 1 : 50.000; 1 : 25.000; 1 : 10.000;

c. Detail plan, indicating the plan details of one neighbourhood unit, also indicating precisely the fixed use-zoning inclusive the street-lines and the building-lines. In this plan the building-plotting is not yet fixed;
Scale 1 : 2.000; 1 : 1.000; 1 : 500.

d. Development plan, indicating the building-plotting of one neighbourhood unit; scale 1 : 2.000; 1 : 1.000; 1 : 500.

e. Road cross section, indicating the fixed street profiles;

f. Notations on behalf of the master plan and the detail plan;

g. Explanatory appendix on behalf of the master plan;

h. Explanatory appendix on behalf of the detail plan;

/3. ORDINANCES

3. ORDINANCES

a. Building by-law;

b. Local ordinances supplying statutory backing to above-mentioned plans;

c. Local ordinance prescribing special assessment on account of betterment.

A general ordinance which comes into force in 1948 with regard to townplanning has been issued by the government. According to this ordinance autonomous territories can be forced to draw up regulations and plans. A special section of the Ministry of Public Works, the Town and Country Planning Department exercises the supervision there-upon.

Indeed, up to now we have not yet gained the desired results, however results are not missing at all.

It may be said that the condition of several towns might have been worse, if townplanning has not been taken in hand in good time.

The condition of some big towns, is so to speak rather acceptable because townplanning has been there started early.

We have also planned a satellite town, which alleviates the pressing housing shortage of crowded Djacarta.

Mr. Chairman, please allow me a few more minutes for making it clearer and more visual by showing you a master plan of a normal small town in Indonesia, which has recently been designed.

The existing town had a population of about 20.000 in 1930, which was doubled in 1950, with all its consequences. Moreover this town has been raised from a district-capital to a regency-capital, which demands the necessary public buildings, schools and, not to be forgotten, houses for civil servants and the common people. So this town ought to be extended and for this purpose, at least for the first ten years to come, land has been chosen north of the existing town. As I said before a master plan is a plan of zoning, namely red with black stripes is the public building zone, red only is the cultural zone, purple is trade and commerce zone, green is open-space zone (sportfields, parks and the like), and the rest is the residential zone. May I come into more details, especially about the public building zone and the cultural zone. Predominant is the group of buildings in the centre, consisting of the regency-council, being a legislative institute, the main executive offices, the regency-court and last the police. In this group of buildings you may recognize the reversed "trias politica", the symbol of democracy, which is one of the five principles on which the Republic of Indonesia is based.

The cultural centre consists of the dwelling of the chief of the regency with, on his left, the mosque facing the kaaba in Mecca. (In cities where christianity is predominant, a church will take this place). On the right is the library which may be combined with the possibilities for cultural performances. This library is surrounded by school buildings, among which a field for sport activities.

Mr. Chairman, I would like to finish this show by telling you that this plan, like all plans should be, has mostly grown out of discussions with all people concerned.

Finally Mr. Chairman, a few words about regional planning. I could say that nothing has been done in this field in Indonesia, although we are

/quite aware

quite aware of its importance. In 1949, a committee was created by the Government, which was designated to study the regional planning. In 1951, the committee was able to present the Government a draught of a regional planning ordinance. Unfortunately this concept has no reached the parliament yet, since it is still being studied and examined.

In connection with the matter of regional planning policies I have 3 questions in my mind.

1. Is it possible politically to develop regional policies?
2. If so, what should these policies control - location of industry, location of towns, development of natural resources?
3. How should such policies fit into the national policies for the development of a country?

I know that these aspects take one out of the purely urbanisation field, but in my view, a policy which does not take any regard to the national economy, or to take the town in relation to the region, will not in the long run succeed.

Mr. Chairman, I am very glad to learn from Dr. Weissmann in his introduction, that a Conference will be held in 1957 to discuss the field of regional planning. I am quite sure that such a conference will be of considerable value. I hope I would be able to present a humble statement and ideas on this from the point of view of Indonesia. And finally I hope I would be able to join that conference.

Thank you, Mr. Chairman